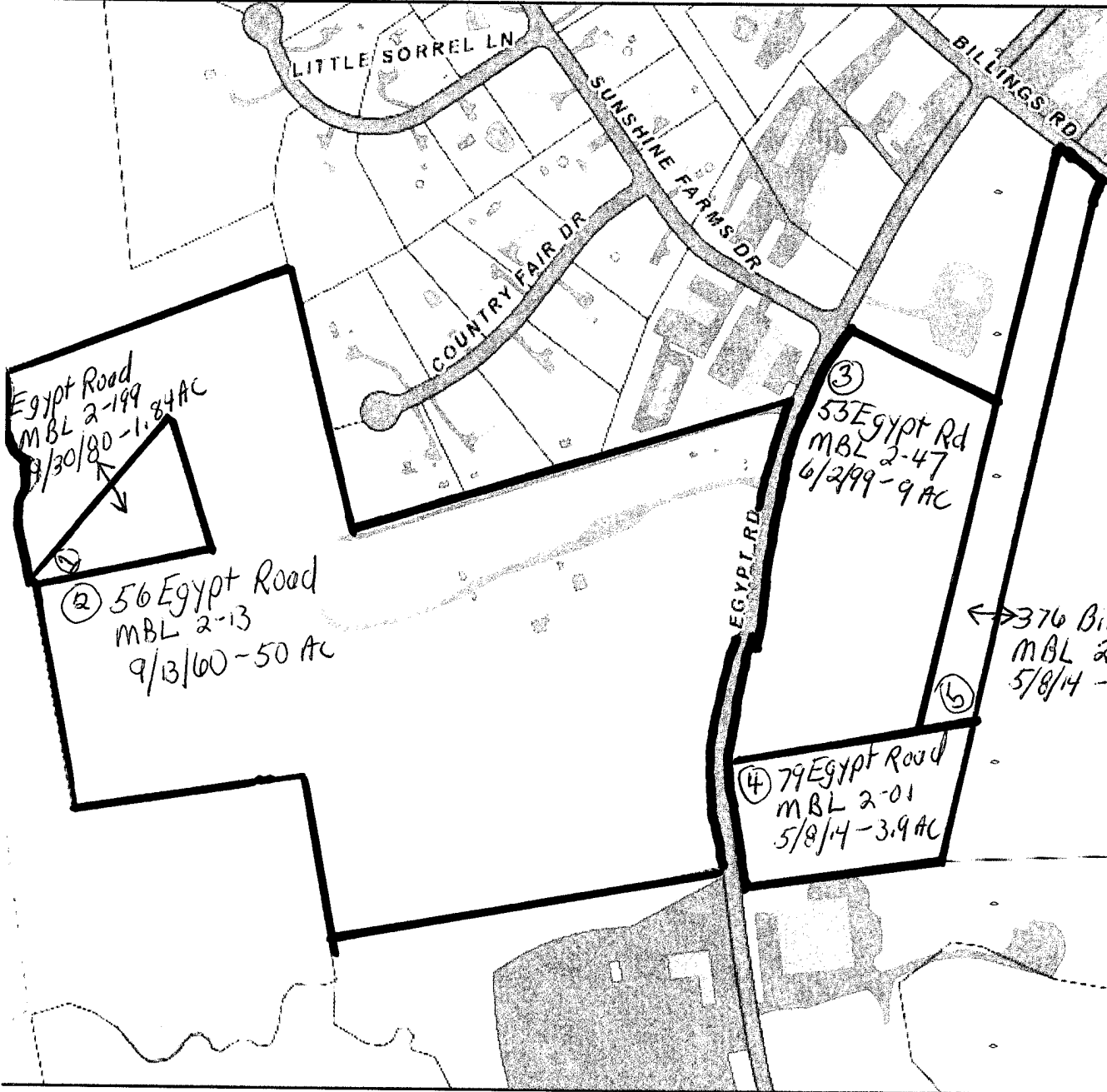


**Town of Somers**

Geographic Information System (GIS)



Date Printed: 5/20/2020

**MAP DISCLAIMER - NOTICE OF LIABILITY**

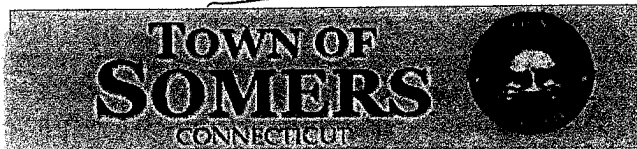
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Somers and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 400 feet

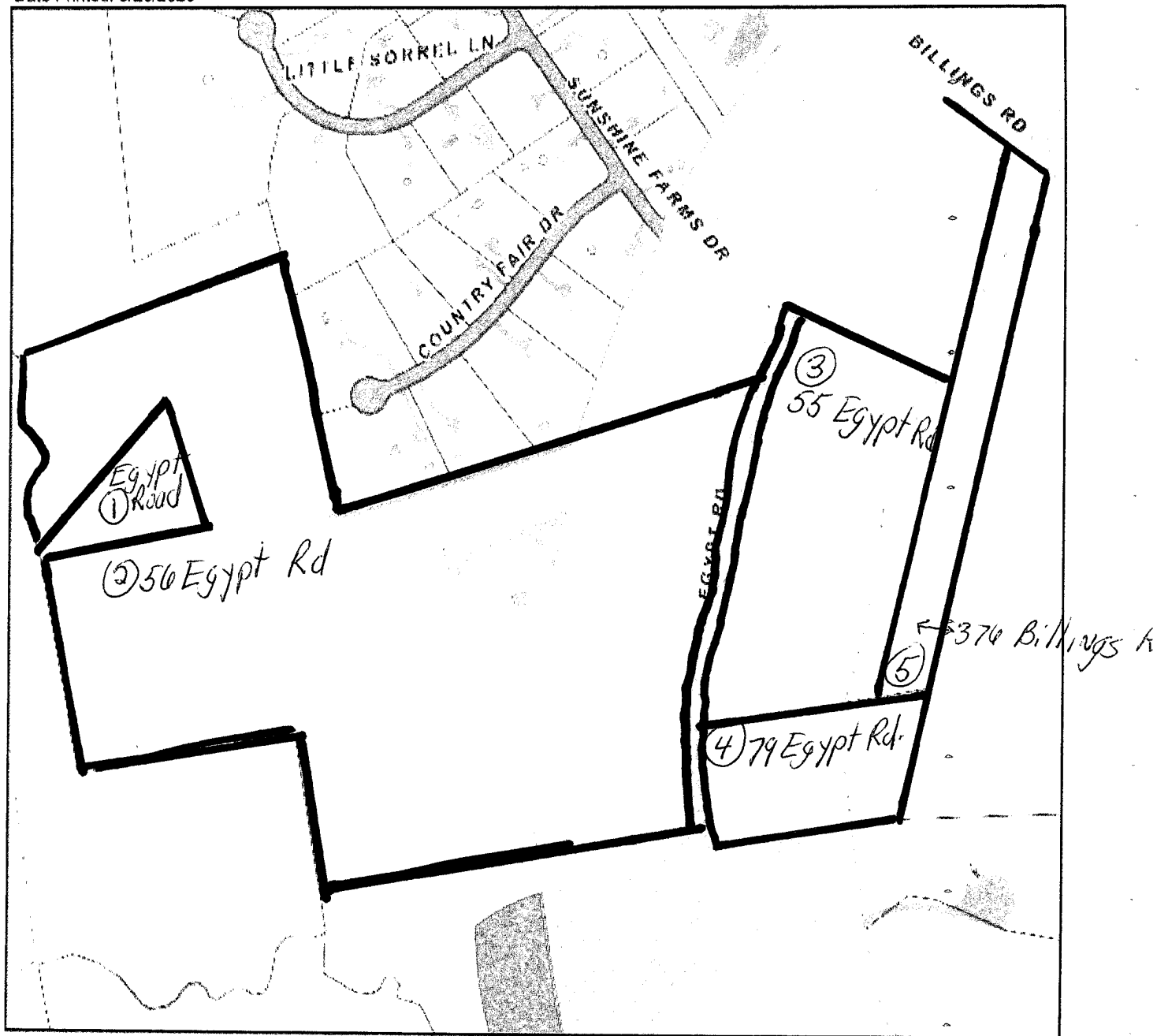


**Town of Somers**

Geographic Information System (GIS)



Date Printed: 5/20/2020

**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Somers and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 400 feet

0 400 Feet



Exhibit B-1

**EGYPT RD**

**Location** EGYPT RD

**Mblu** 02/ 19A/ //

**Acct#** 00061400

**Owner** UNION AGRICULTURAL  
SOCIETY INC

**Assessment** \$6,400

**Appraisal** \$9,200

**PID** 3077

**Building Count** 1

**Dev Lot**

**Dev Map**

**Exempt Code** X

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$0	\$9,200	\$9,200
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$6,400	\$6,400

**Owner of Record**

**Owner** UNION AGRICULTURAL SOCIETY INC  
**Co-Owner** FOUR TOWN FAIRGROUNDS  
**Address** PO BOX 24  
SOMERS, CT 06071

**Sale Price** \$1,500  
**Certificate**  
**Book & Page** 0093/0447  
**Sale Date** 09/03/1980

**Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
UNION AGRICULTURAL SOCIETY INC	\$1,500		0093/0447 ✓	09/03/1980

**Building Information**

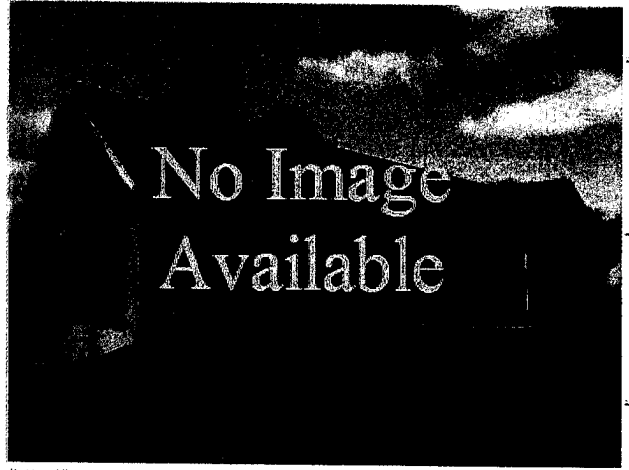
**Building 1 : Section 1**

**Year Built:**


**Living Area:** 0

**Building 1 : Section 1****Year Built:****Living Area:** 0**Replacement Cost:** \$0**Building Percent Good:****Replacement Cost****Less Depreciation:** \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplace, Plain	
Usrflld 103	
Basement garage	
Extra Kitchens	
Fin Bsmt Area	
Fin Bsmt Quality	
Num Park	
Fireplaces	

**Building Photo**

(<http://images.vgsi.com/photos/SomersCTPhotos//default.jpg>)

**Building Layout** Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land****Land Use**

**Use Code** 980  
**Description** Non-Profit Lnd  
**Zone** I  
**Neighborhood** C  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 1.84  
**Frontage**  
**Depth**  
**Assessed Value** \$6,400  
**Appraised Value** \$9,200

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$9,200	\$9,200
2016	\$0	\$9,200	\$9,200
2014	\$0	\$9,200	\$9,200

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$6,400	\$6,400
2016	\$0	\$6,400	\$6,400
2014	\$0	\$6,400	\$6,400

Exhibit B-2

WARRANTEE DEED

VOL. 93 PAGE 447.

Cleveland Legal Blank Service, Inc.  
Hartford, Connecticut**To all People to whom these Presents shall come, Greeting:**

KNOW YE, THAT WE, Gordon E. Carter and Nancy H. Carter, both of the Town of East Windsor, County of Hartford and State Connecticut, hereinafter known as the Grantors

for the consideration of One thousand five hundred [\$1,500.00] Dollars

received to our full satisfaction of Union Agricultural Society, of Somers, Enfield, Ellington & East Windsor, Inc. a Connecticut corporation duly organized and existing under the laws of the State of Connecticut having its principal office in the Town of Somers, County of Tolland and State of Connecticut, hereinafter known as the Grantee

do give, grant, bargain, sell and confirm unto the said Grantee, a certain triangular piece or parcel of land, known as Parcel A on a certain map or plan entitled: "Property of Gordon E. & Nancy H. Carter Southwest of Billings Road Somers Connecticut Scale 1" = 100' August 1980 Class A-2 G.F. Richard L.S. 8173, 46 Newberry Road, Warehouse Point Conn." which map or plan is on file in the Town Clerk's Office in said Town of Somers, to which reference may be had and being more particularly bounded and described as follows:

NOTHERLY: by Parcel B as shown on said map, a distance of 560.07 feet;

EASTERLY: by land now or formerly of Union Agricultural Society as shown on said map, a distance of 349.98 feet; and

SOUTHERLY: by land now or formerly of Union Agricultural Society as shown on said map, a distance of 460.00 feet.

Said parcel contains 1.84 acres.

Being a portion of the premises conveyed to the Grantors herein by Quit Claim Deed dated April 30, 1959 and recorded in the Somers Land Records in volume 32 at page 28.

Said premises are subject to any and all provisions of any ordinances, municipal regulations, public or private law, building, building line and zoning regulations of the Town of Somers.

Taxes on the Grand List of October 1, 1979 which the Grantee herein assumes.

"No Conveyance Tax collected

  
Town Clerk of Somers"

VOL 93 PAGE 448

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto It the said grantee , its heirs, successors, and assigns forever, to it and their own proper use and behoof. And also, We the said grantors do for our selves , and heirs, executors, administrators, and successors, covenant with the said grantee , its heirs, successors, and assigns, that at and until the ensembling of these presents, we are well seized of the premises, as a good indefeasible estate in *Fee Simple*; and have good right to bargain and sell the same in manner and form as is above written and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, We the said grantors do by these presents bind our selves and our heirs forever to *Warrant and Defend* the above granted and bargained premises to the said grantee , its heirs, successors, and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, Gordon E. Carter and Nancy H. Carter

have hereunto set our hands this *24th* day of August 19 80

Signed and Delivered in the presence of:

*T. Mark Barber*  
T. MARK BARBER

*Gordon E. Carter*  
GORDON E. CARTER

*Donna L. Sullivan*  
DONNA L. SULLIVAN

*Nancy H. Carter*  
NANCY H. CARTER

STATE OF CONNECTICUT,  
COUNTY OF HARTFORD

ss. East Windsor

August 2, 19 80

Personally Appeared Gordon E. Carter and Nancy H. Carter  
Signer(s) of the foregoing Instrument, and acknowledged the same to be their free act and deed, before me.

*T. Mark Barber*  
~~XXXXXX~~ Commissioner of Superior Court

STATE OF CONNECTICUT,  
COUNTY OF

ss.

19

Personally Appeared \_\_\_\_\_, as aforesaid, Signer of the foregoing Instrument, and acknowledged the same to be \_\_\_\_\_ free act and deed as such and the free act and deed of said corporation/partnership, before me.

Grantees' Address: \_\_\_\_\_

**56 EGYPT RD****Location** 56 EGYPT RD**Mblu** 02/ 13/ / /**Acct#** 00061700**Owner** UNION AGRICULTURAL  
SOCIETY INC**Assessment** \$490,200**Appraisal** \$700,300**PID** 3022**Building Count** 5**Dev Lot****Dev Map****Exempt Code** X**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$370,700	\$329,600	\$700,300
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$259,500	\$230,700	\$490,200

**Owner of Record**

**Owner** UNION AGRICULTURAL SOCIETY INC  
**Co-Owner** FOUR TOWN FAIRGROUNDS  
**Address** PO BOX 24  
SOMERS, CT 06071

**Sale Price** \$0  
**Certificate**  
**Book & Page** 0033/0468  
**Sale Date** 09/13/1960

**Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
UNION AGRICULTURAL SOCIETY INC	\$0		0033/0468 ✓	09/13/1960

**Building Information****Building 1 : Section 1**

**Year Built:** 1900  
**Living Area:** 848



Replacement Cost: \$81,107

Building Percent Good: 55

Replacement Cost

Less Depreciation: \$44,600

Building Attributes	
Field	Description
STYLE	Office Bldg
MODEL	Comm/Ind
Grade:	D
Stories:	1
Occupancy:	1.00
Exterior Wall 1:	Single Siding
Exterior Wall 2:	
Roof Struct:	Gable
Roof Cover:	Asphalt Shingl
Interior Wall 1:	Plywood Panel
Interior Wall 2:	
Interior Floor 1:	Pine/Soft Wood
Interior Floor 2:	
Heating Fuel:	Oil
Heating Type:	Hot Water
AC Type:	None
Struct Class	
Bldg Use:	Non-Profit Bldg
Fin. Bsmt.	
Ttl Bedrms:	
Ttl Baths:	
Ttl Half Baths:	
Ttl Xtra Fix:	
1st Floor Use:	
Heat/AC:	None
Frame Type:	Wood Frame
Baths/Plumbing:	Average
Ceiling/Wall:	Ceil & Walls
Rooms/Prtns:	Average
Wall Height:	8.00
% Comn Wall:	

#### Building 2 : Section 1

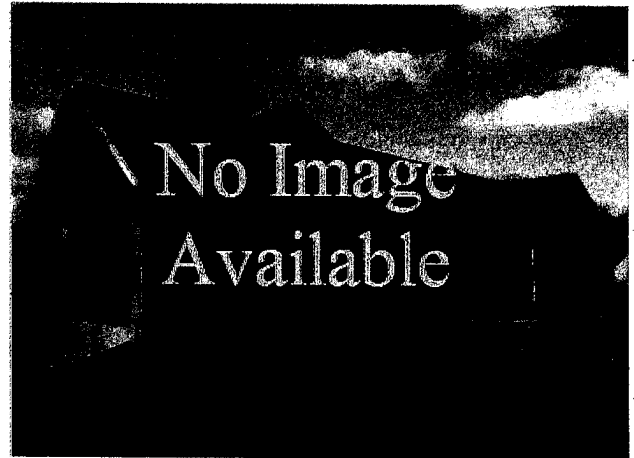
Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

#### Building Photo



(<http://images.vgsi.com/photos/SomersCTPhotos/default.jpg>)

#### Building Layout

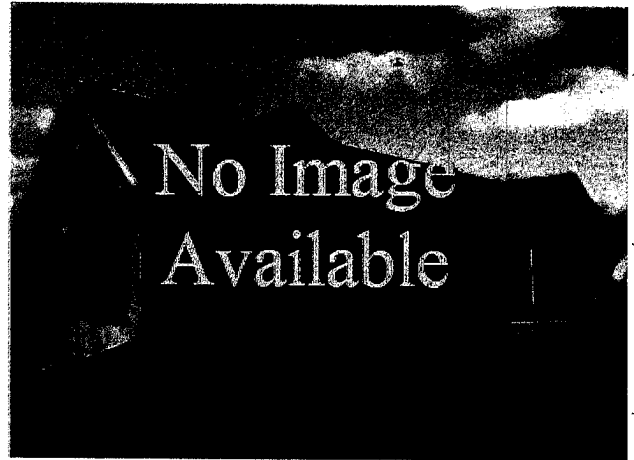


Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	848	848
		848	848

**Replacement Cost**

Less Depreciation: \$0

Building Attributes : Bldg 2 of 5	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplace, Plain	
Usrflid 103	
Basement garage	
Extra Kitchens	
Fin Bsmt Area	
Fin Bsmt Quality	
Num Park	
Fireplaces	
Whirlpool Tub	
Usrflid 102	
Foundation	

**Building Photo**

(http://images.vgsi.com/photos/SomersCTPhotos/default.jpg)

**Building Layout**

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Building 3 : Section 1**

Year Built:

Living Area: 0

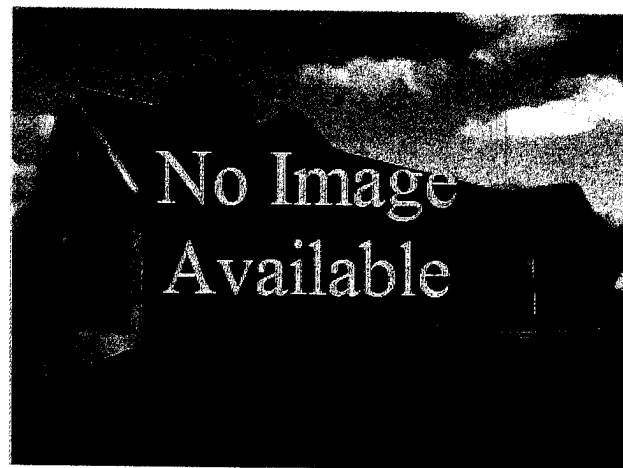
Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Photo



(<http://images.vgsi.com/photos/SomersCTPhotos/default.jpg>)

Building Layout

 Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Building Attributes : Bldg 3 of 5	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplace, Plain	
Usrflid 103	
Basement garage	
Extra Kitchens	
Fin Bsmt Area	
Fin Bsmt Quality	
Num Park	
Fireplaces	
Whirlpool Tub	
Usrflid 102	
Foundation	

## Building 4 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes : Bldg 4 of 5	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplace, Plain	
Usrflid 103	
Basement garage	
Extra Kitchens	
Fin Bsmt Area	
Fin Bsmt Quality	
Num Park	
Fireplaces	

## Building Photo



(<http://images.vgsi.com/photos/SomersCTRphotos//default.jpg>)

## Building Layout

 Building Layout

Building Sub-Areas (sq-ft)	Legend
No Data for Building Sub-Areas	

Whirlpool Tub	
Usrflid 102	
Foundation	

### Building 5 : Section 1

#### Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0


Building Attributes : Bldg 5 of 5	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplace, Plain	
Usrflid 103	
Basement garage	
Extra Kitchens	
Fin Bsmt Area	

#### Building Photo



(<http://images.vgsi.com/photos/SomersCTPhotos//default.jpg>)

#### Building Layout

 Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Fin Bsmt Quality	
Num Park	
Fireplaces	
Whirlpool Tub	
Usrflid 102	
Foundation	

## Extra Features

Extra Features	Legend
No Data for Extra Features	

## Land

### Land Use

**Use Code** 981  
**Description** Non-Profit Bldg  
**Zone** I  
**Neighborhood** 07  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 50  
**Frontage**  
**Depth**  
**Assessed Value** \$230,700  
**Appraised Value** \$329,600

## Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	
BRN1	Barn 1 Story	FR	Frame	800.00 SF	\$7,200	4	
BRN1	Barn 1 Story	FR	Frame	7200.00 SF	\$64,800	2	
BRN1	Barn 1 Story	FR	Frame	9000.00 SF	\$81,000	1	
BRN1	Barn 1 Story	FR	Frame	308.00 SF	\$2,800	4	
BRN1	Barn 1 Story	FR	Frame	7560.00 SF	\$68,000	4	
BRN1	Barn 1 Story	FR	Frame	4000.00 SF	\$36,000	2	
BRN1	Barn 1 Story	FR	Frame	216.00 SF	\$1,900	3	
BRN1	Barn 1 Story	FR	Frame	624.00 SF	\$5,600	4	
BRN1	Barn 1 Story	FR	Frame	1800.00 SF	\$16,200	3	
BRN1	Barn 1 Story	FR	Frame	1280.00 SF	\$11,500	2	
SHD1	Shed	FR	Frame	308.00 SF	\$2,600	1	
SHD1	Shed	FR	Frame	192.00 SF	\$1,600	5	
SHD1	Shed	FR	Frame	120.00 SF	\$0	2	
SHD1	Shed	FR	Frame	608.00 SF	\$5,100	3	
SHD1	Shed	FR	Frame	160.00 SF	\$1,300	1	
SHD1	Shed	FR	Frame	120.00 SF	\$1,000	1	
SHD1	Shed	FR	Frame	768.00 SF	\$6,500	2	

SHD1	Shed	FR	Frame	150.00 SF	\$1,300	1
SHD1	Shed	FR	Frame	192.00 SF	\$1,600	5
SHD1	Shed	FR	Frame	1200.00 SF	\$10,100	5

#### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$370,700	\$335,000	\$705,700
2016	\$370,700	\$335,000	\$705,700
2014	\$374,700	\$221,800	\$596,500

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$259,500	\$234,500	\$494,000
2016	\$259,500	\$234,500	\$494,000
2014	\$262,300	\$155,300	\$417,600

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Exhibit B-4

VOL 33 PAGE 468

ADMINISTRATOR'S DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, G R E E T I N G :

KNOW YE, That EDWARD EVANISKY, of the Town of Enfield, County of Hartford and State of Connecticut, Administrator of the will of PETER EVANICKI, late of Somers, deceased, by virtue of an order of the Probate Court for the District of Somers, authorizing me to sell real estate, dated June 28, 1960,

and in consideration of the sum of one or more dollars

received to my full satisfaction of THE UNION AGRICULTURAL SOCIETY OF SOMERS, ENFIELD, ELLINGTON and EAST WINDSOR, INCORPORATED, a legal corporation organized and existing under the laws of the State of Connecticut, having an office and principal place of business in the Town of Somers, County of Tolland and State of Connecticut, do grant, bargain, sell and confirm unto the said grantee, its successors and assigns, all the right, title, interest, claim and demand which the said Peter Evanicki had at the time of his decease, or which I as such Administrator have or ought to have, in and to a certain piece or parcel of land, situated on the West-erly side of Egypt Road, in the Town of Somers, County of Tolland and State of Connecticut, as shown on a map entitled, "Plan of Land for Union Agricultural Society in Somers, Conn Scale 1" = 100' Aug. 1960 W. E. Savage, Jr. Land Surveyor Thompsonville, Conn. I hereby certify that this plan is substantially correct Wm. E. Savage Jr.", which map is to be filed in the Town Clerk's Office in said Town of Somers, and more particularly bounded and described as follows:

BEGINNING at a point in said road line at the Southeast corner of land, now or formerly, of Hyman Virshup; thence S. 24° 5' W. in said road line, two hundred eighty-five and sixty-eight one-hundredths (285.68) feet to a point; thence S. 20° 8' W. in said road line, three hundred thirteen and fifty one-hundredths (313.50) feet to a point; thence S. 24° 25' W. in said road line, two hundred eighty-five (285.00) feet to a point; thence S. 7° 27' W. in said road line, one hundred eighty (180.00) feet to a point; thence S. 2° 42' W. in said road line, one hundred forty-five (145.00) feet to a point; thence S. 89° 0' W. in line of land, now or formerly, of Julius Bartosiak, one thousand twenty-five (1,025.00) feet to a point; thence N. 4° 24' W. in line of land now or formerly of Harry Sobaski, five hundred two and fifty one-hundredths (502.50) feet to a point; thence S. 88° 40' W. in line of land of said Sobaski, five hundred eighty (580.00) feet, more or less, to a point; thence N. 2° 41' W. in line of land of said Sobaski, six hundred one and thirty one-hundredths (601.30) feet to a point; thence Northerly along the center line of the brook and in line of land of said Sobaski to a point in the Southerly line of land, now or formerly, of Gordon Carter; thence S. 86° 51' E. in line of land of said Carter, four hundred eighty (480.00) feet, more or less, to a point; thence N. 0° 29' W. in line of land of said Carter, three hundred fifty and ninety-four one-hundredths (350.94) feet to a stone bound; thence N. 64° 35' E. in line of land of said Carter. four hundred forty and sixty one-



line of land of said Virshup, seventy-four and sixty-one one-hundredths (74.61) feet to a point; thence S. 11° 0' W. in line of land of said Virshup, one hundred fifteen and fifty one-hundredths (115.50) feet to a point; thence S. 6° 0' E. in line of land of said Virshup, three hundred eighty-four and twelve one-hundredths (384.12) feet to a point; thence N. 84° 0' E. in line of land of said Virshup, one thousand one hundred fifty-four and ten one-hundredths (1,154.10) feet to the point and place of beginning. Containing 41.1 acres, more or less.

Said premises are subject to any and all provisions of any ordinance, municipal regulation or public or private law.



TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof, unto it the said grantee, its successors and assigns to its and their own proper use and benefit forever. And I the said Administrator do hereby covenant with it the said grantee, its successors and assigns, that I have full power and authority, as Administrator aforesaid, to grant and convey the above described premises in manner and form aforesaid and for myself and my heirs, executors and administrators, I do further covenant to warrant and defend the same to it the said grantee, its successors and assigns, against the claims of any person or persons whomsoever, claiming by, from or under me as Administrator aforesaid.

IN WITNESS WHEREOF, I as such Administrator have hereunto set my hand and seal this 13th day of September A.D. 1960.

Signed, Sealed and Delivered  
in presence of

J. Donald Shannon  
J. Donald Shannon

Edward Evanisky L.S.  
Edward Evanisky

Mary P. Shannon  
Mary P. Shannon

STATE OF CONNECTICUT )

County of Tolland ) ss. Somers September 13, A.D. 1960

Personally Appeared Edward Evanisky, administrator as aforesaid,  
the signer and sealer of the foregoing instrument, who acknowledged that he executed the same in the capacity and for the purpose therein stated, and that the same is his free act and deed, before me.

J. Donald Shannon

Exhibit B-5

**55 EGYPT RD**

**Location** 55 EGYPT RD

**Mblu** 02/47/11

**Acct#** 00100088

**Owner** UNION AGRICULTURAL  
SOCIETY INC

**Assessment** \$200,300

**Appraisal** \$286,200

**PID** 3231

**Building Count** 1

**Dev Lot**

**Dev Map**

**Exempt Code** X

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$0	\$286,200	\$286,200
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$200,300	\$200,300

**Owner of Record**

**Owner** UNION AGRICULTURAL SOCIETY INC  
**Co-Owner**  
**Address** 56 EGYPT RD  
PO BOX 24  
SOMERS, CT 06071-0024

**Sale Price** \$90,000  
**Certificate**  
**Book & Page** 0188/0496  
**Sale Date** 06/02/1999

**Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
UNION AGRICULTURAL SOCIETY INC	\$90,000		0188/0496	06/02/1999

**Building Information**

**Building 1 : Section 1**

**Year Built:**

**Building Photo**

Replacement Cost: \$0

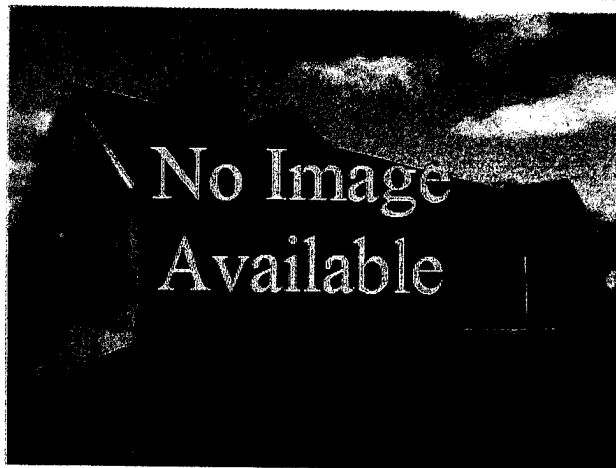
Building Percent Good:

Replacement Cost

Less Depreciation: \$0


Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplace, Plain	
Usrflid 103	
Basement garage	
Extra Kitchens	
Fin Bsmt Area	
Fin Bsmt Quality	
Num Park	
Fireplaces	
Whirlpool Tub	
Usrflid 102	
Foundation	

## Building Photo



(<http://images.vgsi.com/photos/SomersCTPhotos//default.jpg>)

## Building Layout

 Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land****Land Use**

**Use Code** 980  
**Description** Non-Profit Lnd  
**Zone**  
**Neighborhood** 07  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 9  
**Frontage**  
**Depth**  
**Assessed Value** \$200,300  
**Appraised Value** \$286,200

**Outbuildings**

Outbuildings	Legend
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$362,100	\$362,100
2016	\$0	\$362,100	\$362,100
2014	\$0	\$400,200	\$400,200

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$253,500	\$253,500
2016	\$0	\$253,500	\$253,500
2014	\$0	\$280,100	\$280,100

Exhibit B-6

29443

VOL 188 PAGE 496

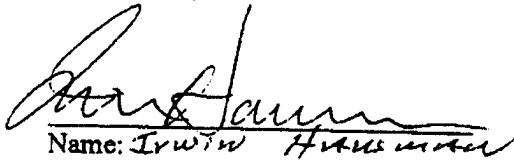
STATUTORY EXECUTOR'S DEED

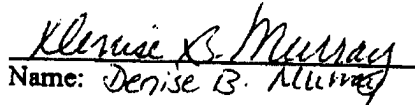
Willard F. Pinney, Jr. of the Town of Glastonbury, County of Hartford and State of Connecticut, duly qualified and authorized Executor of the Last Will and Testament of Harriet K. Pinney, aka Harriet E. K. Pinney, aka Harriet Pinney, late of the Town of Somers, County of Tolland and State of Connecticut (hereinafter "Executor"), acting pursuant to authority in the Will, for consideration paid, grants to UNION AGRICULTURAL SOCIETY, INC., a Connecticut corporation, having its principal place of business in the Town of Somers, County of Tolland and State of Connecticut, with EXECUTOR'S COVENANTS that certain piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Somers, County of Tolland, and State of Connecticut, being more particularly bounded and described in Schedule A attached hereto and made a part hereof.

Said premises are conveyed subject to any and all provisions of any ordinance, municipal regulation, public or private law; to taxes due to the Town of Somers on the Grand List of October 1, 1998 net yet payable and all subsequent taxes. Said premises are also conveyed subject to any easements, building, building line and zoning restrictions as of record may appear.

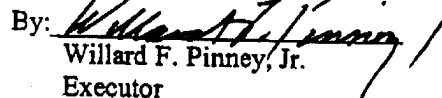
Signed this 2<sup>nd</sup> day of June, 1999.


Witnessed by:

  
Name: Irwin H. Haisman

  
Name: Denise B. Murray

ESTATE OF HARRIET K. PINNEY, AKA  
HARRIET E. K. PINNEY, AKA HARRIET  
PINNEY

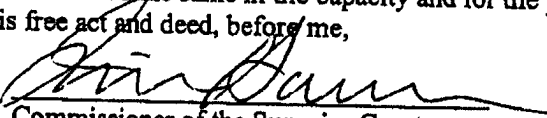
By:   
Willard F. Pinney, Jr.  
Executor

CONVEYANCE TAX RECEIVED  
State \$ 450.<sup>00</sup> Local \$ 99.<sup>00</sup>  
  
Town Clerk of Somers

STATE OF CONNECTICUT)  
) ss. Hartford  
COUNTY OF HARTFORD )

June 2, 1999

Personally appeared Willard F. Pinney, Jr., Executor of the Last Will and Testament of Harriet K. Pinney, aka Harriet E. K. Pinney aka Harriet Pinney, signer of the foregoing instrument, who acknowledged that he executed the same in the capacity and for the purpose therein stated, and that the same is his free act and deed, before me,

  
Commissioner of the Superior Court  
Irwin H. Haisman

Address of Grantees:  
Egypt Road  
Somers, CT 06071

VOL 188 PAGE 497

## Schedule A

A certain tract of land situated in the Town of Somers, County of Tolland and State of Connecticut, bounded and described as follows: Known as Egypt Lot, bounds North by the highway; East by land now or formerly of Fred Worthington; South by land now or formerly of Kelly Brothers; West by the highway; containing twenty (20) acres more or less, and being the same premises conveyed to Willard F. Pinney by Warrantee Deed of Ronald Worthington dated May 6, 1949 and recorded in the Somers Land Records in Volume 25 at Page 48.

Excepting therefrom that certain tract of land, with a tobacco shed thereon, conveyed by Warrantee Deed from Willard F. Pinney to William A. Hutton, dated December 30, 1949 and recorded in the Somers Land Records in Volume 25 at Page 62.

Further excepting that certain tract of land conveyed by Executor's Deed from Willard F. Pinney, Jr., Executor of the Estate of Harriet K. Pinney to F.E.H. LLC, dated May 13, 1999 and recorded in the Somers Land Records in Volume 188 at Page 33.

329801

RECEIVED FOR RECORD

June 7, 1999

Time 11:25 Received in Somers

Land Records Vol. Page

By *Clair L. Walker*

Tollman Clerk

\*15

Exhibit B-7

**79 EGYPT RD**

**Location** 79 EGYPT RD

**Mblu** 02/01///

**Acct#** 00061800

**Owner** THE UNION AGRICULTURAL  
SOCIETY OF SOMERS

**Assessment** \$249,500

**Appraisal** \$356,400

**PID** 2536

**Building Count** 1

**Dev Lot**

**Dev Map** 1862

**Exempt Code**

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$0	\$356,400	\$356,400

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$249,500	\$249,500

**Owner of Record**

**Owner** THE UNION AGRICULTURAL SOCIETY OF SOMERS  
**Co-Owner** ENFIELD ELLINGTON AND EAST WINDSOR INC  
**Address** PO BOX 24  
SOMERS, CT 06071

**Sale Price** \$300,000  
**Certificate** 1  
**Book & Page** 0323/0740  
**Sale Date** 05/08/2014  
**Instrument** 27

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THE UNION AGRICULTURAL SOCIETY OF SOMERS	\$300,000	1	0323/0740	27	05/08/2014
PAGLIUGHI SCOTT T	\$0	2	0322/0525		02/26/2014
JABLONSKI STANLEY E JR EST OF	\$0		0309/0964		07/17/2012
JABLONSKI STANLEY E JR	\$300,000		0302/1029	25	10/05/2011
LADD CHESTER M & JOANNE F	\$200,000		0251/0844		07/21/2005

**Building Information**

Living Area: 0  
 Replacement Cost: \$0  
 Building Percent Good:  
 Replacement Cost  
 Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplace, Plain	
Usrflid 103	
Basement garage	
Extra Kitchens	
Fin Bsmt Area	
Fin Bsmt Quality	
Num Park	
Fireplaces	
Whirlpool Tub	
Usrflid 102	
Foundation	



(<http://images.vgsi.com/photos/SomersCTPhotos/default.jpg>)

## Building Layout

 Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	



Whirlpool Tub	
Usrflid 102	
Foundation	

## Extra Features

Extra Features	Legend
No Data for Extra Features	

## Land

### Land Use

**Use Code** 980  
**Description** Non-Profit Lnd  
**Zone** I  
**Neighborhood** C  
**Alt Land Appr** No  
**Category**

### Land Line Valuation

**Size (Acres)** 3.96  
**Frontage**  
**Depth**  
**Assessed Value** \$249,500  
**Appraised Value** \$356,400

## Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

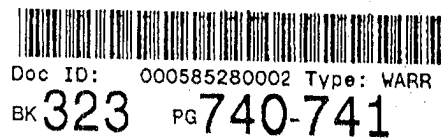
## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$356,400	\$356,400
2016	\$0	\$356,400	\$356,400
2014	\$0	\$19,800	\$19,800

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$249,500	\$249,500
2016	\$0	\$249,500	\$249,500
2014	\$0	\$13,900	\$13,900

Exhibit B-8

BOOK 323 Page 740 Page 101



Record & Return to:

J. Mark Barbieri  
ATTORNEY AT LAW  
352-A BILLINGS ROAD  
SOMERS, CT 06071-2022

### STATUTORY FORM WARRANTY DEED

KNOW YE, THAT

SCOTT T. PAGLIUGH, of the Town of Glastonbury, County of Hartford and State of Connecticut, for consideration of **THREE HUNDRED THOUSAND AND NO/100 (\$300,000.00) DOLLARS**, received to its full satisfaction of **THE UNION AGRICULTURAL SOCIETY OF SOMERS, ENFIELD, ELLINGTON AND EAST WINDSOR, INCORPORATED**, a Connecticut Corporation, duly organized to do business in the State of Connecticut, does give, grant, bargain, sell and confirm unto the said **THE UNION AGRICULTURAL SOCIETY OF SOMERS, ENFIELD, ELLINGTON AND EAST WINDSOR, INCORPORATED**, with **WARRANTY COVENANTS**

Two certain pieces or parcels of land situated in the Town of Somers, County of Tolland and State of Connecticut, known as 376 Billings Road, Somers, Connecticut and 79 Egypt Road, Somers, Connecticut. Said pieces or parcels being more particularly described as follows:

See Schedule "A" attached hereto and made a part hereof.

Said premises are conveyed subject to any and all provisions of any ordinance, state and/or municipal regulation, public or private law, facts which an accurate survey or personal inspection of the premises would reveal and taxes on the Grand List of October 1, 2013 and thereafter, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.

In Witness Whereof, I have hereunto set my hand and seal this 8<sup>th</sup> day of May, 2014.

Witnessed By:

Charles T. Rizzo Jr.  
  
J. Mark Barbieri

Scott T. Pagliughi

STATE OF CONNECTICUT

COUNTY OF HARTFORD

} ss. Manchester

May 8, 2014

Personally Appeared **SCOTT T. PAGLIUGH**, as aforesaid signer of the foregoing instrument and acknowledged the same to be his free act and deed, before me,

## Schedule "A"

### PARCEL ONE – 376 Billings Road, Somers, Connecticut

A certain piece or parcel of land known and designated as "PARCEL 02/48 376 BILLINGS ROAD AREA 174,783 S.F. 4.012 ACRES" on a map or plan entitled "BOUNDARY MAP #79 EGYPT ROAD #376 BILLINGS ROAD PREPARED FOR CHET LADD SOMERS, CONN. AESCHLIMAN LAND SURVEYING, PC 1379 MAIN STREET EAST HARTFORD, CONN. 06108 (860)-528-4881 DATE: 10-3-11 SCALE: 1"=60' MAP NO. 204116-1", which map or plan is filed or be to filed with the Somers Town Clerk's Office, to which reference may be had.

Being the same premises conveyed to the Grantor herein by Certificate of Devise of the Estate of Stanley E. Jablonski dated February 12, 2014 and recorded on February 26, 2014 in Volume 322 at Page 526 of the Somers Land Records. Further reference is hereby made to a Warranty Deed dated October 5, 2011 and recorded in Volume 302 at Page 1029 of the Somers Land Records.

Said premises are conveyed subject to any and all provisions of any ordinance, state and/or municipal regulation, public or private law, facts which an accurate survey or personal inspection of the premises would reveal and taxes on the Grand List of October 1, 2013 and thereafter, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.

### PARCEL TWO – 79 Egypt Road, Somers, Connecticut

A certain piece or parcel of land known and designated as "PARCEL 02/01 79 EGYPT ROAD AREA 172,510 S.F. 3.960 ACRES" on a map or plan entitled "BOUNDARY MAP #79 EGYPT ROAD #376 BILLINGS ROAD PREPARED FOR CHET LADD SOMERS, CONN. AESCHLIMAN LAND SURVEYING, PC 1379 MAIN STREET EAST HARTFORD, CONN. 06108 (860)-528-4881 DATE: 10-3-11 SCALE: 1"=60' MAP NO. 204116-1", which map or plan is filed or be to filed with the Somers Town Clerk's Office, to which reference may be had.

Being the same premises conveyed to the Grantor herein by Certificate of Devise of the Estate of Stanley E. Jablonski dated February 12, 2014 and recorded on February 26, 2014 in Volume 322 at Page 525 of the Somers Land Records. Further reference is hereby made to a Warranty Deed dated October 5, 2011 and recorded in Volume 302 at Page 1029 of the Somers Land Records.

Said premises are conveyed subject to any and all provisions of any ordinance, state and/or municipal regulation, public or private law, facts which an accurate survey or personal inspection of the premises would reveal and taxes on the Grand List of October 1, 2013 and thereafter, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.

Exhibit B-9

**376 BILLINGS RD**

**Location** 376 BILLINGS RD

**Mblu** 02/ 48/ 11

**Acct#** 00013700

**Owner** THE UNION AGRICULTURAL  
SOCIETY OF SOMERS

**Assessment** \$14,100

**Appraisal** \$20,100

**PID** 388

**Building Count** 1

**Dev Lot**

**Dev Map** 1862

**Exempt Code**

**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$0	\$20,100	\$20,100
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$0	\$14,100	\$14,100

**Owner of Record**

**Owner** THE UNION AGRICULTURAL SOCIETY OF SOMERS  
**Co-Owner** ENFIELD ELLINGTON AND EAST WINDSOR INC  
**Address** PO BOX 24  
SOMERS, CT 06071

**Sale Price** \$300,000  
**Certificate** 1  
**Book & Page** 0323/0740  
**Sale Date** 05/08/2014  
**Instrument** 27

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THE UNION AGRICULTURAL SOCIETY OF SOMERS	\$300,000	1	0323/0740 ✓	27	05/08/2014
PAGLIUGH SCOTT T	\$0	2	0322/0526		02/26/2014
JABLONSKI STANLEY E JR EST OF	\$0		0309/0964		07/17/2012
JABLONSKI STANLEY E JR	\$300,000		0302/1029	25	10/05/2011
LADD CHESTER M & JOANNE F	\$200,000		0251/0844		07/21/2005

**Building Information**

## Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

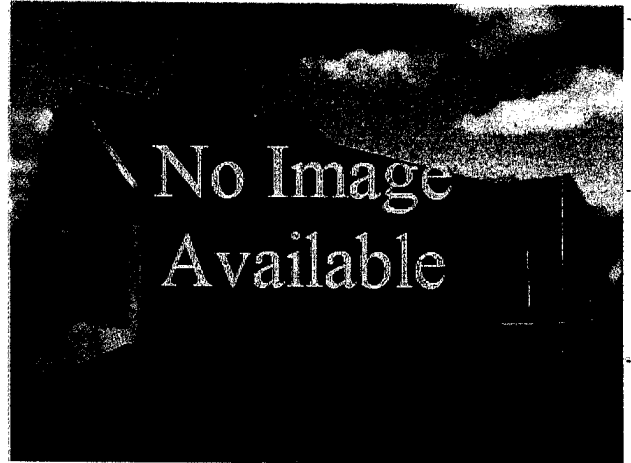
Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms	
Total Full Baths	
Total Half Baths	
Total Xtra Fixtrs:	
Total Rooms	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Fireplace, Plain	
Usrflid 103	
Basement garage	
Extra Kitchens	
Fin Bsmt Area	
Fin Bsmt Quality	
Num Park	
Fireplaces	

## Building Photo



(<http://images.vgsi.com/photos/SomersCTPhotos//default.jpg>)

## Building Layout

 Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Whirlpool Tub	
Usrflid 102	
Foundation	

#### Extra Features

Extra Features	Legend
No Data for Extra Features	

#### Land

##### Land Use

**Use Code** 980  
**Description** Non-Profit Lnd  
**Zone** I  
**Neighborhood** C  
**Alt Land Appr** No  
**Category**

##### Land Line Valuation

**Size (Acres)** 4.01  
**Frontage**  
**Depth**  
**Assessed Value** \$14,100  
**Appraised Value** \$20,100

#### Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

#### Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$0	\$20,100	\$20,100
2016	\$0	\$20,100	\$20,100
2014	\$0	\$20,100	\$20,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$0	\$14,100	\$14,100
2016	\$0	\$14,100	\$14,100
2014	\$0	\$14,100	\$14,100